



CHOICE PROPERTIES

Estate Agents

24 Sandringham Drive,
Sutton-On-Sea, LN12 2JP

Price £250,000



It is a pleasure for Choice Properties to bring to the market this most well presented two bedroom detached bungalow, situated in a pleasant, quiet residential spot, yet only moments from both the local amenities and award winning golden sandy beaches of Sutton on Sea. Boasting an expansive layout as well as well tended privately enclosed gardens, viewing is most certainly advised to avoid disappointment and to appreciate the size and quality of property on offer here.

The abundantly light and bright property benefits from uPVC double glazing throughout as well as a mains gas central heating system. The accommodation comprises:

Entrance Porch

8'4" x 6'3"

With a front and rear uPVC door leading into the entrance porch; featuring a solid roof, radiator and triple aspect windows. Door to:

Hall

3'11" x 10'6"

L-shaped hallway housing the wall mounted thermostat and telephone point and providing loft access via a pull down ladder to a loft space in which is partly boarded. Doors to:

Reception Room

14'7" x 12'2"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a gas fireplace set in a feature surround, TV aerial and door to:

Kitchen/Dining Room

21'3" x 8'11"

Spacious kitchen/diner fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding dishwasher, space for a freestanding fridge/freezer, plumbing for a washing machine, an array of tall larder cupboards, ample dining space, side composite entrance door, tiled splashbacks, a TV aerial and the kitchen/dining room also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Bedroom 1

12'8" x 8'11"

Spacious double bedroom with a TV aerial and telephone point.

Bedroom 2

9'3" x 12'2"

Spacious double bedroom with a TV aerial.

Shower Room

5'6" x 8'7"

Fitted with a three piece suite comprising a large walk in shower cubicle with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, heated towel rail, shaver point, tiled walls and flooring and an extractor vent.

Driveway

Expansive paved driveway providing ample off road parking for several vehicles.

Garage

18'02" x 9'02"

With an up and over door, side door, rear frosted window and power and lighting.

Garden

The property is fronted by a garden laid to lawn with a secure timber gate leading to a further privately enclosed garden area, laid with shingle providing ample space for an array of potted plants and shrubs, as displayed and presented by the current vendors. To the rear of the property you will find a privately enclosed garden; mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, useful timber shed, well maintained timber summerhouse with power, a polycarbonate greenhouse, planter borders displaying a beautiful array of plants and shrubs as well as eight outdoor lights, an outside tap and a pull out canopy, for sheltered seating.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

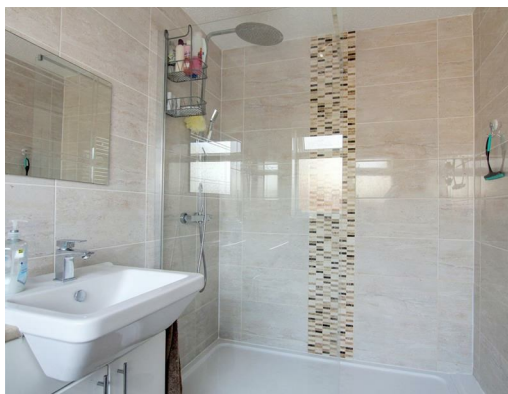
Council tax band

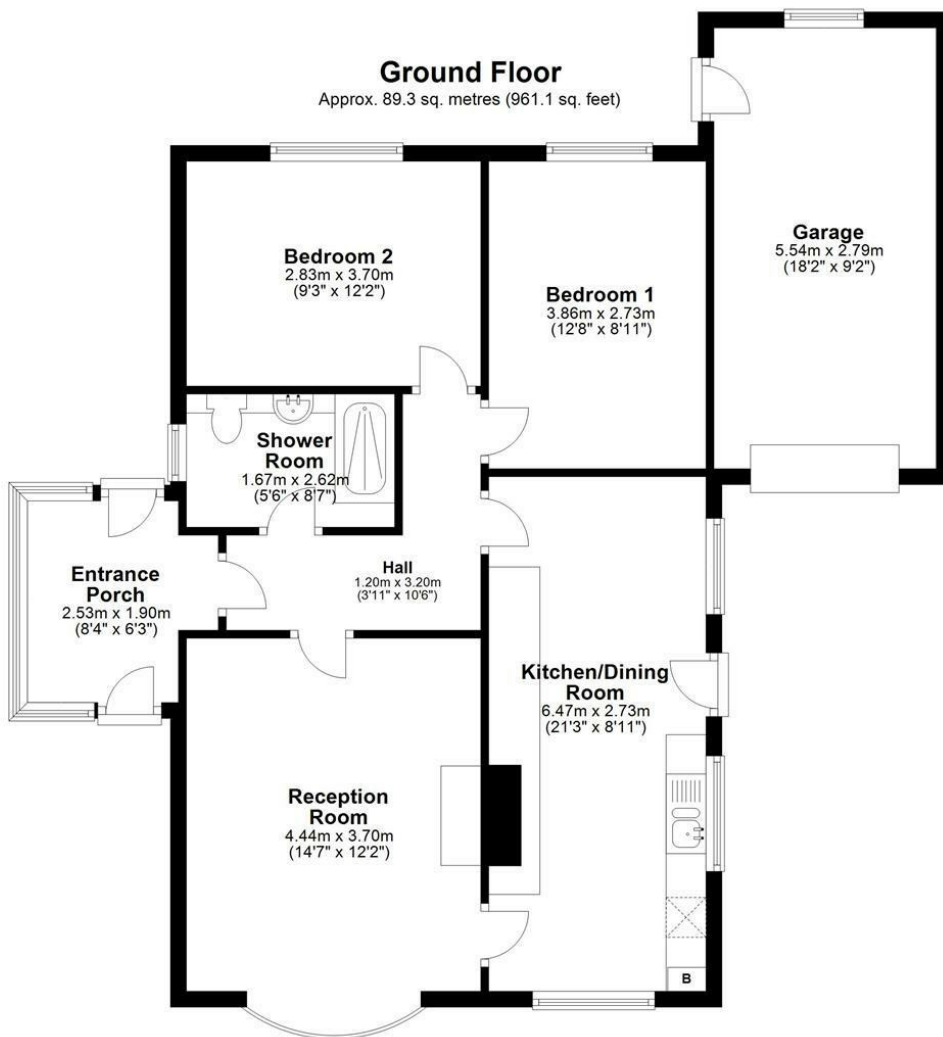
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Total area: approx. 89.3 sq. metres (961.1 sq. feet)

Directions

From our Sutton on Sea offer; after passing through the high Street turn left at the mini roundabout in the direction of Skegness (A52) and Sandringham Drive is the second turn on the right. Number 24 can be found on your right hand side after the turning for Camelot Gardens.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

